

TRANSFER
TAX
PAIDQUITCLAIM DEED WITH COVENANT
006076

KNOW ALL MEN BY THESE PRESENTS,

That, I, Perry A. Johnston of Waterville, County of Kennebec and State of Maine, whose mailing address is 80 Webb Road, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Wesley Johnston and Timothy Johnston, as joint tenants and not as tenants in common, their heirs and assigns forever, my 1/3 interest in a certain lot or parcel of land together with the buildings thereon, situated in Waterville, in the County Kennebec and State of Maine, bounded and described as follows, to wit:

Easterly sixty-three (63) rods by the Eight Rod Road, so-called; northerly one hundred fifty-seven (157) rods by the Webb Road, so-called; westerly sixty-three (63) rods by land now or formerly of Fred Mason; and southerly one hundred fifty-seven (157) rods by land formerly of Albin D. Esty, known as the Mitchell Farm; containing sixty (6) acres more or less. Excepting and reserving from the above described lot the right to take water for the benefit of the said Albin D. Esty and his successors in title from the spring on the above-described lot for domestic purposes.

Reserving to the said Rose Johnston, however, the exclusive right to live in said premises for the balance of her natural life.

Meaning and intending to convey the same premises conveyed to Wesley Johnston, Perry Johnston and Timothy Johnston by Quitclaim Deed of Rose Johnston dated July 18, 1995 and recorded in Book 4945, Page 163 of the Kennebec County Registry of Deeds.

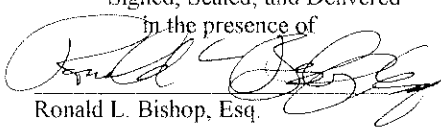
To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Wesley Johnston and Timothy Johnston, their heirs and assigns forever.

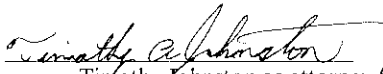
And I do covenant with the said Grantees, their heirs and assigns, that I shall and will warrant and defend the premises to the said Grantees their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I the said Perry Johnston, the Grantor, by his attorney, Timothy Johnston, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 23rd day of February, 1999.

Signed, Sealed, and Delivered

in the presence of


 Ronald L. Bishop, Esq.


 Timothy Johnston as attorney for
 Perry Johnston

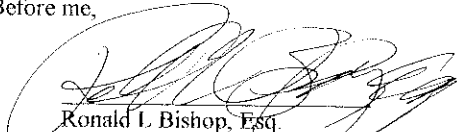
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STATE OF MAINE
KENNEBEC, SS.

February 23, 1999

Then personally appeared the above named, Timothy Johnston, attorney for Perry Johnston and acknowledged the foregoing instrument to be his free act and deed, in his capacity as attorney for the said Perry Johnston.

Before me,


Ronald L. Bishop, Esq.

RECEIVED KENNEBEC SS.

1999 MAR -2 AM 9:00

ATTEST: 
REGISTER OF DEEDS